

LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING DIVISION

## STAFF REPORT

**To:** Lewis County Planning Commission

**From:** Phil Rupp

**Date:** October 7, 2009

**Subject:** Annual Amendments to the Lewis County Comprehensive Plan, implementing development regulations and maps

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**ISSUE:**

The annual amendments to the Lewis County Comprehensive Plan and implementing development regulations.

**BACKGROUND:**

Lewis County code, the GMA and the Lewis County-Wide Planning Policies provide for annual amendments to the Comprehensive Plan including its implementing development regulations and maps.

The revisions being considered in the 2009 annual amendment package, in addition to the "Batch One" 2008 remand rezones include:

1. The adoption of public school capital facilities plans as part of the Capital Facilities Element of the County Comprehensive Plan.
2. The addition of a Comprehensive Plan policy statement within the Rural Land Element section that would facilitate the location of a major non-urban auctioneering use as a Special Use. This will be accompanied by revisions to the Lewis County Code sections 17.115 Special Use, 17.10 Definitions, and 17.42 Rural Use Summary Table.

**DISCUSSION & RECOMMENDATION**

**Item 1: Adoption of the public school capital facility plans as part of the Lewis County Comprehensive Plan.**

The 2008 Comprehensive Plan update included a revision to the Capital Facilities section which added information regarding the status of the individual districts' capital facility plans. It also included language that brought a new emphasis on the need for adopting individual district capital facility plans to facilitate funding programs designed to meet future school improvements and GMA/SEPA requirements.

Six of the school districts within Lewis County completed and adopted capital facility plans during this last year. For consistency with State laws and local policies the language of the Comprehensive Plan needs to be amended. The following shows the

existing adopted language in the Capital Facilities Element Appendix C pages C5-27 through C8-27. New proposed language is shown as underlined text and text that is to be removed has a strikethrough.

## PUBLIC SCHOOLS

*There are thirteen school districts in Lewis County. Of the thirteen school districts seven have capital facilities plans. School Districts are not required to prepare a capital facilities plan and project future enrollment and facility capacity unless they are seeking state funding for a capital facility or are seeking to establish school mitigation fees. The County must establish a method to identify and measure capacities and impacts for concurrency purposes in order to collect school impact fees on behalf of the districts. The County will adopt school district capital facility plans, and updates to the same, by resolution. The school district capital facility plans that are adopted by County resolution are incorporated by reference in the Comprehensive Plan. These include: Centralia, Chehalis, Napavine, Onalaska, Toledo, and Winlock. Not all school district facilities plans include financing plans. Those without financing plans and that are not adopted by County resolution would not be eligible for impact fees. A summary of school districts that have not provided Lewis County with adopted school capital facilities plans is shown below.*

## DISTRICT SUMMARIES

### ~~CENTRALIA SCHOOL DISTRICT 401~~

~~The district serves approximately 3505 students at three primary elementary schools, two intermediate elementary schools, one middle school and one high school. The district employs 33 classroom portables with at least two in use at every school site. In 2006 the total enrollment at all schools exceeded permanent capacity of 3096 by 409 students. The district has projected an increase in total enrollment of another 374 students by 2012 bringing the total excess enrollment to 783. In its 2006 Capital Facilities Plan Centralia District has identified the need for 18 additional elementary school classrooms, 7 middle school classrooms and 12 high school classrooms at a cost of 29 million. Financing has not been secured yet but is expected to come from bonds, state match and school impact fees. The district also maintains 72,506 square feet of support facilities with no plans for additional space at this time.~~

~~Approved December 22, 2008 Page C5-27~~

### ~~CHEHALIS SCHOOL DISTRICT 302~~

~~The district currently serves approximately 2719 students at three elementary schools, one middle school and one high school. In 2007 the total capacity, 3889 students for all schools, exceeded enrollment of 2719 by 1170 students. The district has projected a decrease in total enrollment of 69 students by 2013, bringing the total excess capacity to 1239. According to the 2008-2013 Capital Facilities Plan the only capital project being considered at this time is the possible replacement of the 80-year old RE-Bennett elementary school.~~

### MOSSYROCK SCHOOL DISTRICT 206

The Mossyrock School District accommodates 643 total students that are comprised of 329 elementary students, 98 middle school students and 216 high school students. Planned capital improvements costing approximately \$495 million scheduled to be completed by 2010 include: Modernizing the 48 year old high school gymnasium, building a new elementary PE classroom multi-purpose room, HVAC for the high school and vocational classrooms, two new classrooms, new football grandstand replacing the existing structure, renovating and modernizing the 6th grade restrooms, remodeling and updating the kitchen additional technology, roof structure for the vocational building.

#### ~~NAPAVINE SCHOOL DISTRICT 14~~

~~In 2006 the district served approximately 705 students at one elementary school, one middle school and one high school. The middle school has no permanent facility utilizing four double classroom portables for all classes. The district also owns 2176 square feet of administrative space, a bus barn and three athletic facilities. In 2006 the total enrollment at all schools exceeded permanent capacity of 659 by 46 students. The district has projected an increase in total enrollment of another 324 students by 2012 which, with the 129 middle school students currently housed in portable classrooms, brings the total excess enrollment to 453. In its 2006 Capital Facilities Plan Napavine School District has identified the need for additional elementary school classrooms, a new middle school facility and additional high school classrooms at a cost of \$23million. Financing has not been secured yet but is expected to come from bonds, state match, and school impact fees.~~

~~Approved December 22 2008 Page 6-27~~

#### ~~ONALASKA SCHOOL DISTRICT 300~~

~~According to the 2006 Capital Facilities Plan CFP the Onalaska School District served 926 students, of which 871 elementary, middle and high school students were housed in separate facilities on a single campus. An additional 55 students were enrolled in an off campus alternative high school. The central campus also houses support facilities such as the district offices, a stadium, pre-school and other educational and athletic facilities.~~

~~The 2006 CFP identified capacity for 425 elementary students, 234 middle school students, and 383 high school students for a total capacity of 1042 students. In 2006 871 students were enrolled. The forecasts projected only the elementary school exceeding existing capacity in 2012, with the middle and high schools well under their capacities. The forecast did not include potential students from the Birchfield Planned Unit Development.~~

~~Since the district has determined that there is no room for expansion at the central campus, current plans call for the acquisition of additional property for locating a new middle school. As the existing facilities have been recently updated, including additional classroom space, those facilities would be reconfigured for use by the elementary and high schools only.~~

#### ~~TOLEDO SCHOOL DISTRICT 237~~

~~In 2007 the district served approximately 962 students at one elementary school, one middle school and one high school. The middle school is housed in the former high school and it and the elementary school were remodeled in 1996. The current high school was built in the 1970s. Other district facilities include the district office, a bus barn and three athletic facilities.~~

~~In the 2007 CFP the enrollment at the elementary and middle schools exceeded permanent capacity while the high school was at capacity. The total 2007~~

~~enrollment was 962 students and the total capacity was 930. The district has identified a need for increasing capacity in the elementary and middle schools by approximately 199 students by 2013, whereas the total enrollment at the high school is expected to decline.~~

~~The District's 2007 CFP calls for modernization of all three schools while adding capacity at the elementary and middle schools at a cost of \$265 million.~~

~~Financing for the improvements is expected to come from general obligation bonds, state matching funds and school impact fees but none of the financing has been secured at this time.~~

#### ~~WINLOCK SCHOOL DISTRICT -232~~

~~In the 2006 Capital Facilities Plan CFP the Winlock School District served 753 elementary, middle and high school students in two facilities. The middle school and high school are co-located. Two portable classrooms are also in use at each location. The district owns and operates two support buildings, the administrative offices and the transportation building. At this time only the high schools' 290 student enrollment exceeded the capacity of 255 students. Both the elementary school's 308 students and the middle school's 187 students fell below school capacity. Projected enrollment shows the elementary school exceeding capacity by 100 students and the high school's enrollment is expected to exceed capacity by 150 students in 2012. According to the 2006 CFP, planned improvements include an additional elementary school classroom and one additional high school classroom with an estimated cost of approximately \$17million. Financing is unsecured at the time of the CFP but was projected to come from general obligation bonds, matching state funds and school impact fees.~~

~~Approved December 22 2008 Page C7-27~~

#### OTHER SCHOOL DISTRICTS

The following school districts have not provided information about their enrollments, existing capital facilities or future plans: Adna 226, Boistfort 234, Evaline 36, Morton 214, PeEll 301, and White Pass 303.

#### SCHOOL IMPACT FEES

Many school districts have identified the need to institute school impact fees to offset the cost of providing additional classrooms to accommodate projected growth. Districts are working with Lewis County to draft a school impact fee program.

**Recommendation: The Planning Commission recommends the BOCC adopt the above language as a revision to the Lewis County Comprehensive Plan and incorporate by reference capital facilities plans for Centralia, Chehalis, Napavine, Onalaska, Toledo, and Winlock.**

#### **Item 2: Modification of the Rural Land Element and related revisions to LCC:**

Lewis County is being considered as a location for a major northwest regional auctioneering facility.

The Lewis County Code Chapter (LCC) 17 does not currently have a provision for permitting this type of use within any of its zoning districts. However LCC 17.115 "Special Use Permits" does provide for certain and specific uses to be located following

a special process that considers and mitigates for probable impacts of a proposed project on a case by case basis. Currently, LCC 17.115 does not include auctioneering facilities.

Therefore, County staff proposes to add a new Special Use to LCC 17.115.030. This new use, LCC 17.115.030 (15), would be added as follows:

Auctioneering Facilities: Auctioneering facilities to serve the equipment needs of the transportation, industrial and agricultural industries (including the local and regional markets are permitted as a special use. These facilities are deemed to be consistent with the rural character and development patterns of Lewis County as long as the following conditions are met: the special conditions:

1. Site Characteristics:

(a) The site shall be at least 80 gross acres but shall not exceed 240 gross acres.

(b) The building area on the site shall not exceed 80,000 gross square feet.

(c) The site shall be located within 1 mile measured horizontally from a major transportation corridor.

2. Services:

(a) The use does not require urban services.

3. Preservation of Rural Areas:

(a) Critical areas on the site shall be preserved with their buffers.

(b) No critical areas variances shall be granted except as needed to provide access and/or necessary utilities to the site.

4. Off-site impacts:

(a) The special use shall adequately mitigate potential off-site impacts, including but not limited to, parking, noise, lighting, fumes and dust.

For consistency it is also necessary to modify the following code sections:

1. Add a new definition to LCC 17.10. This would become section 17.10.016, Auctioneering, and would read, 'Auctioneering activity shall mean the business of conducting auctions by "an auction company" as defined in RCW 18.11.050, for agricultural/industrial equipment.'
2. Add to LCC 17.42 Table 2, *Rural Area Land Use Zoning Summary*, for the rural development districts the following Tier III use under Section I.

G. New regional auctioneering facility and supporting uses  
on sites not less than 80 acres nor greater than 240 acres.  
Number: 2 new per subarea

The process for revising LCC must be consistent with the Goals and Policies of the Lewis County Comprehensive Plan. The Plan, as it provides a framework for the implementing code by which to direct growth and set the vision for future land use, contains policy language specifying eight objectives the Development Regulations must accomplish. Within those eight there appears no provision that would allow for a large regional auctioneering facility development even within the special use process.

Consequently it is also necessary to add language to the Lewis County Comprehensive Plan by adding supporting language to the Rural Densities and Uses in the Land Use Element. To fit this in, the remaining text lettering would change.

The proposed amendment would add a new letter "G" on page 4-41 to read:

G. 'Shall provide for the location of unique, regional commercial/industrial uses along major transportation corridors where urban services are not required for the operation of the facility. Such use shall be designed and sited so as to maintain the rural character of the surrounding area.'

**Recommendation:**

**The Planning Commission recommends the BOCC adopt by resolution the above proposed language to the Comprehensive Plan Land Use Element and by ordinance the proposed amendments to LCC 17.10., 17.42, and 17.115.**